

1 BILL NO. R-85-12- 27

2 DECLARATORY RESOLUTION NO. R-163-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 11, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 The West 402' of the South 452.55'
12 of the North 772.55', NE 1/4, SE 1/4,
13 Section 14, Township 31 North, Range
12 East, City of Fort Wayne, Indiana;

14 said property more commonly known as Oakbrook Office Park, Fort
15 Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 Page Two

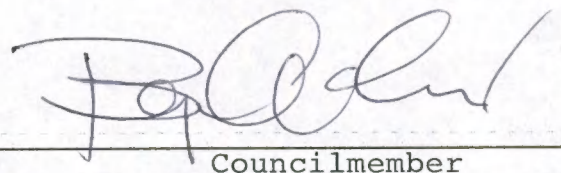
2 partment of Economic Development requesting a re-
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;

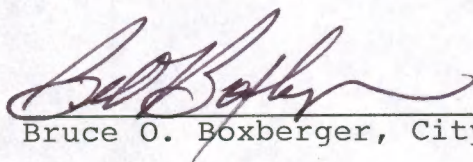
10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 3. That this Resolution shall be subject to
19 being confirmed, modified and confirmed or rescinded after public
20 hearing and receipt by Common Council of the above described re-
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25 
26 _____
27 Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 
31 _____
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. E. Stark, seconded by Deputy, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (APPROPRIATION) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-163-85 on the 23rd day of December, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of December, 1985, at the hour of 3:00 o'clock PM .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of December, 1985, at the hour of 3:00 o'clock PM .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael C. Dahm
2. Owner(s) Oakbrook Associates
3. Address of Owner(s) 1910 Fort Wayne National Bank Bldg.
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne National Bank Bldg.
Fort Wayne, Indiana 46802
7. Telephone number of Applicant: (219) 423-4311
8. Address of Property Seeking Designation Oakbrook Office Park
9. Legal Description of Property Proposed for Designation
(may be attached) The West 402' of the South 452.55' of
the North 772.55', NE 1/4, SE 1/4, Section 14, Township 31
North, Range 12 East, City of Fort Wayne, Indiana.
10. Township Washington
11. Taxing District Fort Wayne-Washington 80

12. Current Zoning B-1-A, Limited Business
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
-
-
- b. What Structure(s) (if any) are on the property? None
-
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land \$15,300 Office Park Feature: \$3,400
- b. Improvements None
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$1,457.56
17. Description of Proposed Improvements to the Real Estate
- A spec office/service building containing
- 30,000 s.f., first class space suitable for office/service use.
-
-
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- April 15, 1986
- b. When is completion expected? December, 1986
19. Cost of Project (not including land costs) \$1,200,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? 25

b. What is the nature of those jobs? High tech/office and service

c. Anticipated time frame for reaching employment level stated above?
12 months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Construction site is located within the limits of Fort Wayne,
a community that has experienced extreme economic hardship
due to unemployment, and loss of jobs.

- _____
- _____
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

There is a demand of first class office space and there is no inventory of existing space available in the suburban area.

This building will attract local and regional prospects to the area and will help fill a definite need for new jobs

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

- _____
- _____
25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? We have a preliminary commitment for financing.

I hereby certify that the information and representation on this Application are true and complete.

Michael Adams
Signature (s) of Owners

November 11, 1985
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

7196
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-12-37

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Michael C. Dahm, Oakbrook Associates; Oakbrook Office Park)

EFFECT OF PASSAGE Construction of a spec office/service building containing 30,000 s.f., first class space suitable for office/space use will utilize property that is presently vacant. There is a demand of first class office space and there is no inventory of existing space available in the suburban area. This building will attract local and regional prospects to the area and will help fill a definite need for new jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,200,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-12-37

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN
YES NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 12-23-85

SANDRA E. KENNEDY
CITY CLERK